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Adventist Health buys 67 acres in Lake Nona area

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Adventist Health System has acquired more than 67 acres of land in the Lake Nona area. The land possibly could be used for a freestanding emergency room and, ultimately, a new acute care hospital.

Orange County documents show Adventist, parent company of **Florida Hospital**, bought the land at 10999 Narcoossee Road from local real estate owner Daryl Carter and the Carter-Lake Hart Land Trust on Dec. 15. The transaction is valued at more than \$8 million, based on the deed taxes paid. The land is on the east side of Narcoossee Road, north of State Road 417, across the street from Lake Nona.

People close to the deal confirmed plans for the land are still undetermined, but it eventually could be used for a future hospital or one of Florida Hospital's more recent developments like the freestanding emergency room in Lake Mary, which opened in May.

In fact, Florida Hospital Orlando CEO Daryl Tol previously told *Orlando Business Journal* that growing communities like Lake Nona are getting his firm's attention. "We're looking at growing communities and ones that are becoming quite large like Lake Mary and Lake Nona. Travel times to traditional ERs [on a hospital campus] are quite long now from these communities. We're able to put ER services closer to where new communities are developing," he said.

The deal included 67 acres, but only about 12 acres are useable, said Daryl Carter, president of Maury L. Carter & Associates Inc. "These are the kind of deals I can be proud of," Carter told *Orlando Business Journal*, adding that that's because he likes selling land for community uses, such as hospitals and schools

He said this is the final tract of a 5,700-acre purchase his family made in 1992 for \$15 million. The land mostly has been developed into commercial space, residential areas and/or sold to other entities, including Tavistock Development Co. LLC, which created the Lake Nona community.

Freestanding ERs have become a popular style of development as they not only help to serve the immediate area, but also be the precursor to a potential new hospital campus. (See the slideshow for a look at Florida Hospital's freestanding ER in Lake Mary.)



ORANGE COUNTY PROPERTY APPRAISER RICK SINGH
Florida Hospital's parent company acquired 67 acres of land across from Lake Nona.



Earlier this year, the University of Central Florida named Nashville-based HCA Healthcare as its preferred partner to help build a 100-bed teaching hospital at UCF's College of Medicine campus in Lake Nona's Medical City instead of Florida Hospital, which was the runner-up for that project. Medical City also includes a VA hospital and Nemours Children's Hospital.

Meanwhile, this is the second big land purchase Adventist made in the Lake Nona area since Medical City's boom. Adventist Health System/Sunbelt Inc. in 2008 paid \$33.2 million for a 114-acre site west of Boggy Creek Road south of Lake Nona Boulevard. Florida Hospital at the time had got Orange County approval to build a hospital on the site, as *OBJ* previously reported.

That land is still vacant, according to Orange County records.

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